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APPROVAL RECORD

Planning Permission

Ramanathapuram
Kallakurichi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

SWP Application Number: **SWP/BPA/008705/2023**

To:

The Panchayat President,
Pugaipatti Panchayat
Pugaipatti Village,
Ulundurpet Panchayat Union,
Ulundurpet Taluk,
Kallakurichi District.

Subject: Kalyanamandapam Building – Kallakurichi District Town and Country Planning Office - Kallakurichi District – Ulundurpet Taluk – Ulundurpet Panchayat Union – Pugaipatti Panchayat - Pugaipatti Village - Survey Number: 224/4D – Site Extent of 2100.00 Sq.m - Proposed Kalyanamandapam Building having Built-up Area of 982.30 Sq.m - FSI Area of 943.70 Sq. m - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

1. Applicant Thiru. S. Sabapathy, Ulundurpet Online Application Number: SWP/BPA/0008705/2023, Dated: 03.04.2023.
2. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
5. G.O.79, Housing and Urban Development Department, dated 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
8. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07-2014.
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
11. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2, Dated: 05.02.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated: 13-10-2020.
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23-04-2022.
14. District Fire Officer, Fire and Rescue Service, Kallakurichi District, K.Dis No. 6753/E/2022, Dated.16.09.2022.
15. Joint Director Agricultural Department, Villupuram District, Letter No. E3/9314/2019, Dated.09.07.2019.
16. Demand payment Request Letter, Dated: 11.04.2023 requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges & OSR Charges.

17. Applicant Thiru. S. Sabapathy, Ulundurpet Dated: 11.04.2023. Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges & OSR Charges.

With reference to the 1st cited letter, applicant has requested for the approval of kalyanamandapam building in Kallakurichi District, Ulundurpet Taluk, Ulundurpet Panchayat Union, Pugaipatti Panchayat, Pugaipatti Village, and Survey Number: 224/4D having a site extent of 2100.00 Sq.m. The Proposed Kalyanamandapam Building having an Total Building Area of 982.30 Sq.m and FSI Area of 943.70 Sq. m. The Site has been marked as “A to F” and Concurrence for Site approval Issued through this Office Site Approval Number SWP/DTCP/KALLAKURICHI/SITE APPROVAL No. 27/2023. The site approval is issued and the Technical Concurrence for the proposed construction of GF+1 floors of built up area as follows.

Proposal Details:

Area of Site - 2100.00 Sq.m

Area Statement:

Building details (Kalyanamandapam Building)

FSI Area of Ground Floor	- 471.85 Sq.m
FSI Area of First Floor	- 471.85 Sq.m
Non FSI Area of Staircase Headroom Area	- 38.60 Sq.m
Total FSI Area	- 943.70 Sq.m
Total Non FSI Area	- 38.60 Sq.m
Total Built up Area	- 982.3 Sq.m
FSI	- 0.449

Parking Details:

Car Parking	- 05 Nos.
PH Car Parking	- 01 No.
Two Wheelers Parking	- 05 Nos.

For the proposed Kalyanamandapam Building plan Numbered as SWP/DTCP/KALLAKURICHI/BUILDING PLAN No.06/2023. As per Town and Country Planning Act 1971 under section 47 Building permission is granted and the Duration of Planning Permission is valid for 8 Years under section 50 of Town and Country Planning Act, 1971. The Building permission is granted subject to the following special terms and conditions.

Special Conditions:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCD BR 2019 Rule No.11 of the following aspects.

- a) Title or ownership of the site or building
- b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design. d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, Patta, gift deed, & Power of Attorney, etc.,) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent Court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

8. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/Issue of planning permission.

9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

10. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

11. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as

the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate regulatory Authority.”

12. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

13. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it; they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

14. As per Circular No. 05013/2015/MP dated 19.03.2015 of The Directorate of Town and Country Planning, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

15. Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Directorate of Town and Country Planning Development without any prior notice if there is any impact on the above information.

16. With the Reference 17 mentioned Government Orders and Reference No 18 mentioned Circular the following conditions to be follow.

(i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Kallakurichi District.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Kallakurichi District.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC). b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC).

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

General Conditions:

1. After the Assistant Director, Kallakurichi District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the applicant to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Solar water heating system to be provided to the proposed kalyanamandapam building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. The Open Space shown in the drawing should be left as it is.
6. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O. (Ms) No: 18 & G.O. (Ms) No: 16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO (Ms) No: 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. As per G.O.(Ms)No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
14. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Panchayat President, Pugaipatti Panchayat, if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
19. The Applicants/developer and also the Architects/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
20. Setbacks should be Retained as per Approval Drawing
21. As per DTCP Circular ROC. No.4367/2019/BA2- dated.05.02.2020 instead of hand over of 10% OSR land applicant paid an equivalent government guideline value of the land.
22. If any NH proposal lies in the site, this approval can't restrict the building approval.

23. The Applicant must intimate the stage-wise construction detail to this office. It is the responsibility of the Registered Construction Engineer and the Registered Structural Engineer associated with the development.

24. DTCP has the right to visit the construction of this building at any time.

25. The Applicant must get a completion certificate after completion of building construction otherwise the technical concurrence would be treated as invalid.

Fee Payment Details:

Scrutiny Charge	- Rs. 5246.00, Dated: 03.04.2023
Centage Charges for Building	- Rs. 4200.00, Dated: 11.04.2023
Centage Charges for Land	- Rs. 300.00, Dated: 11.04.2023
Infrastructure and Amenities Charges	- Rs. 182360.00, Dated: 11.04.2023
CC Charges	- Rs. 10656.00, Dated: 11.04.2023
Security Deposit Charges	- Rs. 91180.00, Dated: 11.04.2023
Display Board Charges	- Rs. 1500.00, Dated: 11.04.2023
OSRA Charge	- Rs. 16800.00, Dated: 11.04.2023

Enclosure:

Original Map and Condition - 4 sets

Copy To:

1. Mr. S. Sabapathy,
No 3/10, Pillayar Kovil Street,
Kunjaram, Ulundurpet Taluk,
Kallakurichi District - 607201.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.
3. District Collector,
District Collector Office,
Kallakurichi District.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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The LandLens
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

